

153.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel
800,300 / 800,300

USE VALUE:

800,300 / 800,300

ASSESSED:

800,300 / 800,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
63		EUSTIS ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	HELMUTH CHRISTOPHER F & LESLIE	
Owner 2:		
Owner 3:		
Street 1:	63 EUSTIS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	HINTON ERIC/NICOLE -	
Owner 2:	-	
Street 1:	63 EUSTIS ST	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	

NARRATIVE DESCRIPTION

This parcel contains 5,838 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 1838 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5838		Sq. Ft.	Site		0	80.	1.02	9									476,110						476,100	

Total AC/HA: 0.13402

Total SF/SM: 5838

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 476,110

Spl Credit

Total: 476,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size	101464
Total Land:	GIS Ref
Land Unit Type:	GIS Ref
01/20/18	Insp Date
11987!	PRIOR ID
PRINT	Date Time
12/11/20	02:06:37
LAST REV	Date Time
02/14/18	10:10:03
ekelly	ASR Map
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 5	- Cape			Full Bath: 2	Rating: Good																										
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																										
Foundation: 1	- Concrete			A 3QBth:	Rating:																										
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																										
Prime Wall: 4	- Vinyl			A HBth:	Rating:																										
Sec Wall:				OthrFix:	Rating:																										
Roof Struct: 1	- Gable			OTHER FEATURES																											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1			# Units: 1																			
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
View / Desir:				Fppl: 2	Rating: Average			Other																							
GENERAL INFORMATION				WSFlue:	Rating:			Upper																							
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																							
Year Blt: 1937	Eff Yr Blt:			Location:				Lvl 1																							
Alt LUC:	Alt %:			Total Units:				Lower																							
Jurisdct:	Fact: .			Floor:				Totals	RMs: 7	BRs: 4	Baths: 2	HB: 1																			
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																			
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRS	FL																
INTERIOR INFORMATION				DEPRECIATION				Interior:				1	7	4																	
Avg Ht/FL: STD				Phys Cond: GD	- Good			Additions:																							
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																							
Sec Int Wall:				Economic:				Baths:																							
Partition: T	- Typical			Special:				Plumbing:																							
Prim Floors: 3	- Hardwood			Override:				Electric:																							
Sec Floors:				Total:	18.6 %			Heating:																							
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:																							
Subfloor:				Basic \$ / SQ: 105.00				COMPARABLE SALES																							
Bsmnt Gar: 2				Size Adj.: 1.22142863				Rate	Parcel ID	Typ	Date	Sale Price																			
Electric: 3	- Typical			Const Adj.: 0.98990101																											
Insulation: 2	- Typical			Adj \$ / SQ: 126.955																											
Int vs Ext: S				Other Features: 119500																											
Heat Fuel: 2	- Gas			Grade Factor: 1.00																											
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																											
# Heat Sys: 1				NBHD Mod:																											
% Heated: 100				LUC Factor: 1.00																											
Solar HW: NO	Central Vac: NO			Adj Total: 398306																											
% Com Wall	% Sprinkled:			Depreciation: 74085																											
				Deprecated Total: 324221																											
MOBILE HOME				Make:				Serial #:				Year:				Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 153.0-0002-0001.0												IMAGE															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value													
More: N	Total Yard Items:				Total Special Features:									Total:																	